Minutes of the Special Meeting/Public Hearing of the City Council of the City of Lava Hot Springs, Idaho held on Wednesday, January 17, 2018 at 5:30 p.m. at the Lava City Hall, 115 West Elm Street, Lava Hot Springs, Idaho.

Present: T. Paul Davids III, Mayor
Rickey Frandsen, Councilperson
Lisa Guthrie, Councilperson
Brian Hinz, Councilperson
Jon Thomson, Councilperson
Canda Dimick, City Clerk

Excused:

Guests: Yolanda McNee, Layne McNee, Matthew Hill and Bryan Phinney.

Mayor Davids called meeting to order at 5:30 p.m.

NOTE: Digital recorder did not work. No recording of meeting on file.

1 Water Improvement Project
A) Review final design plans with Keller Associates and approve plans for release of bid invitation:

Bryan Phinney and Matthew Hill, Keller Associates Engineers, reviewed plans and specs with mayor, council and guests. Plans have been approved by DEQ. The list of improvements include installing a new water transmission line from the springs to the water reservoir tanks, upgrading 4” distribution piping to 6” in various locations, replacing fire hydrants and some miscellaneous improvements at Well #1. The project is ready to go to bid. The sections of the pipeline being installed were identified. City Officials have asked that the sections in the commercial areas be scheduled around the tourism season (before Memorial Day or after Labor Day. Layne and Yolanda McNee, owners of (Quiet Country Cabins) addressed their concerns with the project improvement planned through their property. They reported that their vacation homes are rented regularly starting in April through October. They requested to be added to the special restriction list given to the contractor. The restriction list contains instruction to the contractors that no construction can commence through their property from April 1st through September 30th. The engineers agreed to note on the plans that the contractor is required to coordinate with McNee’s. The invitation for bids will be advertised in the Idaho State Journal. Contractors bidding the project will have to have pretty high bonding capacity. Mayor and City Council questioned the engineer’s estimate for the project. Engineers explained that they are still working on finalizing bid quantities and then will release their estimate. The engineers are hoping to have the project out to bid soon. Desire is to be one of the first bids released this year. Staging areas were questioned and discussed. The City has a staging area available on the West side of city limits that they would like to negotiate use for trade of road development improvement in that area with the contractor. Staging areas are up to the contractor to negotiate.
Some of the asphalt being disturbed may require a total overlay because of alligator cracking. Two of the areas are in the commercial zone, North 1st East and North 2nd East. Plan is to install new curb and gutter along with the asphalt overlay in these areas for drainage control. Curb and gutters will be installed to city standards. The replacement of the water line running through the swimming pool parking lot and relocation of swimming pool meter was discussed. The mayor, city maintenance supervisor and city clerk have met with Foundation representatives, Devanee Morrison, Director and Mike Hansen to review plans and specifications. City Attorney is working on a City/Foundation draft agreement for the improvements. The phase to drill a redundant well supply as required by DEQ will be a separate bid. City Clerk reported that the city maintenance supervisor has expressed a desire for gates to be installed in the fence lines along the easement. Engineers will talk with Tony regarding the gates and an addendum will be issued based on their discussion. Improvement plans to upgrade the City’s 4” main line servicing the Lava Hot Springs Inn’s fire line and culinary services were explained. The engineer’s explained that the main line will be upgraded to a 6” line from North 1st East past the 4” inch fire line connection and then the existing pipe will be sleeved under the heated concrete to the culinary service connection to reduce as much impact as possible. Councilperson Thomson made a motion to approve the plans and specs as designed and to send out advertisement for bids. Councilperson Hinz seconded the motion. All voted aye, unanimous.

The engineer’s explained the bidding process and notice of award. The projected monthly rate increase is forty ($40.00) per month. The City has obtained a four million four hundred thousand dollar loan from DEQ for the project with a debt forgiveness in the amount of one million four hundred and seventy one thousand dollars ($1,471,000.00). The loan is for a thirty (30) year term at one point seventy (1.75) percent interest.

Adjournment: Councilperson Thomson made a motion to adjourn. Councilperson Guthrie seconded the motion. All voted aye, unanimous. Meeting adjourned at 6:10 p.m.